

City Council  
Atlanta, Georgia

**08-0 -0307**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-08-04**  
Date Filed: 01-8-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1527 Northside Drive, N.W.**, be changed from the C-2 (Community Service) District to the MR-4A (Multi-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot147, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**LEGAL DESCRIPTION**  
**Combined Tracts 3, 4, and 5**

All that tract or parcel of land lying and being in Land Lot 147 of the 17<sup>th</sup> District, Fulton County, Georgia, and being more particularly described as follows:

**BEGINNING** at a point, located on the northerly right-of-way of Deering Road (having a 50 foot right-of-way) and the easterly right-of-way of Northside Drive (having a variable right-of-way); thence North 07 degrees 30 minutes 04 seconds East, a distance of 200.00 feet to a point; thence South 82 degrees 43 minutes 02 seconds East, a distance of 150.30 feet to a ½" rebar found; thence South 82 degrees 43 minutes 02 seconds East, a distance of 32.20 feet to a point; thence North 07 degrees 30 minutes 04 seconds East, a distance of 150.00 feet to a point; thence North 82 degrees 43 minutes 02 seconds West, a distance of 32.68 feet to a point; thence North 08 degrees 39 minutes 16 seconds East, a distance of 19.88 feet to a point located on the southerly right-of-way of Northside Circle (having a 50 foot right-of-way); thence along said right-of-way, South 86 degrees 39 minutes 23 seconds East, a distance of 223.86 feet to a point; thence along a curve to the right, an arc length of 103.42 feet, said curve having a radius of 2501.97 feet, with a chord distance of 103.41 feet, at South 83 degrees 44 minutes 11 seconds East to a ½" rebar found, being the northwesterly corner of Lot 2, Hascall Height Subdivision, recorded in Plat Book 162 Page 25, Fulton County records; thence leaving Northside Circle right-of-way, South 07 degrees 30 minutes 00 seconds West, a distance of 389.04 feet to a ½" rebar found, being on the northerly right-of-way of Deering Road; thence North 82 degrees 46 minutes 32 seconds West, a distance of 103.40 feet to a point; thence North 82 degrees 28 minutes 26 seconds West, a distance of 156.44 feet to a point; thence North 82 degrees 20 minutes 58 seconds West, a distance of 217.05 feet to a point; which is the **POINT OF BEGINNING**,

Said tract contains 3.445 acres

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